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Michelle, Kingsthorpe, Herefordshire, HR2 8AU

Located in a south Herefordshire village between Hereford, Ross and Monmouth, a detached, well proportioned bungalow residence set in its own gardens. Driveway to garage.

£340,000 (Freehold)

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LOCATION

The property is set about 6 miles south of Hereford in the village of Kingsthorne, on Little Birch road and to the front enjoys an outlook. Kingsthorne, with its sister village of Little Birch, combined offer a range of facilities and amenities, there is a primary school in nearby Much Birch. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

The village is favoured for its convenience and is accessible to the centres of Ross on Wye and Monmouth.

DESCRIPTION

Michelle is a detached bungalow residence, which was built approximately 60 years ago and is set at the end of its own driveway, above the village road. The property has a good size hallway, sitting room, kitchen/breakfast room and three good bedrooms together with a bathroom. There are garden areas to the front and rear, the property is centrally heated and double glazed and in more detail comprises;

ON THE GROUND FLOOR ONLY:

Enclosed Entrance Porch

1.27m (4'2) x .69m (2'3)

Approached through a double glazed door with additional double glazed window, tiled floor and with a door to;

Reception Hall

5.36m (17'7) x 2.46m (8'1) (maximum)

With access hatch to loft storage space, radiator, cloaks cupboard with hanging rail, door to airing cupboard with hot water cylinder and doors lead to the bedrooms, bathroom, kitchen and;



Sitting Room

4.27m (14') x 4.27m (14')

With a double glazed window to the front, tiled fire surround and radiator.



Kitchen/Breakfast Room

4.27m (14') x 3.3m (10'10)

With a double glazed window to the rear, sunken ceiling lights and fitted with an extensive range of base cupboards and drawer units with working surface over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap, built in double oven, four ring gas hob and built in fridge and freezer units. Larder cupboard with fitted shelves, radiator and floor mounted oil fired boiler providing central heating and domestic hot water. Door to;



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Side Passage

7.62m (25') x m (')

With tiled floor and having doors to a store room, separate WC and;

Utility Room

2.44m (8') x 1.83m (6')

With a butlers type sink unit and having plumbing for a washing machine. Tiled floor, double glazed window and door to rear.

Cloakroom

With high level WC.

Store Room

2.16m (7'1) x 1.98m (6'6)

Bedroom 1

3.91m (12'10) x 3.35m (11')

With a double glazed window to the front. Radiator.

Bedroom 2

3.05m (10') x 3.05m (10')

With a double glazed window to the side, radiator and cupboard with sliding doors.



Bedroom 3/Dining Room

3.48m (11'5) x 3.05m (10')

With a double glazed window to the rear. Radiator.

Bathroom

2.46m (8'1) x 1.63m (5'4)

With tiled walls and white suite comprising bath with electric shower over, pedestal wash basin and low level WC. Heated towel rail/radiator, double glazed window and ceramic floor tiles.



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OUTSIDE:



Parking & Garage

A driveway rises to the property, there is parking space and an up and over door opens to the GARAGE (17' 6 by 10') with door to side passageway and window to the side.

Gardens

The front garden area is lawned and has deep, established borders featuring buddleia and evergreens. Access to the rear can be achieved at either side of the residence.

At the rear of the residence, there is a garden which has two stone terraces, a paving stone sun terrace and with a lawn at an upper level. In the garden there are mature trees and shrubs, together with an oil storage tank.

COUNCIL TAX BAND E

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. The property has the benefit of an oil fired central heating system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south of the A49 and at the top of the Callow, after approximately three and a half miles, turn left signposted Kingsthorne. Proceed to and at the bus shelter turn left and then take the second road on the right. Continue along this lane and Michelle will be identified on the left hand side by the agent's for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13 August 2026

ID43490

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

